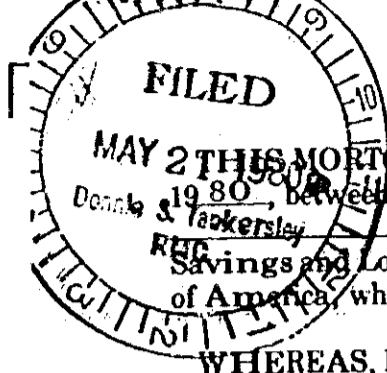




MORTGAGE

BOOK 1503 PAGE 608



THIS MORTGAGE is made this 7th day of May, 1980, between the Mortgagor, Ronald W. Liner and Martha R. Liner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen thousand five hundred and forty-nine and no/100---Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina: RONALD W. LINER AND MARTHA R. LINER, Their heirs and assigns, forever,

ALL that lot of land situate on the eastern side of Longstreet Drive in the County of Greenville, State of South Carolina, being shown as Lot #115 on a Plat of Devenger Place, Section II, dated October 1973, prepared by Dalton & Neves Company, recorded in Plat Book 5-D at Page 8 in the RMC Office for Greenville County and having according to said plat the following metes & bounds to-wit:

BEGINNING at an iron pin on the eastern side of Longstreet Drive at the joint front corner of Lot 114 and 115 and running thence with Lot 114 N. 78-02 E. 150 feet to an iron pin at the joint rear corner of Lot 114 and 115; thence N. 11-58 W. 90 feet to an iron pin at the joint rear corner of Lot 115 and 116; thence with Lot 116 S. 78-02 W. 150 feet to an iron pin on the eastern side of Longstreet Drive; thence with Longstreet Drive S. 11-58 E. 90 feet to the point of BEGINNING.

As a part of the consideration the Grantees assume and agree to pay the balance due on a loan to First Federal Savings and Loan Association recorded in Mortgage Book 1343 at Page 989 in the RMC Office for Greenville County, the present balance being \$36,000.00.

This is the same property conveyed to the Grantor by Deed recorded in Deed Book 1021 at Page 246 in the RMC Office for Greenville County. The above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances existing or of record, which affect the title to the above described property.

This is second mortgage and if junior in lein to that mortgage executed to Ronald W. Liner and Martha R. Liner, which mortgage is recorded in RMC Office of Greenville County in Book 1343 and Page 989.

Being the same property conveyed to the mortgagors by deed of John A. Bolen, Inc. by deed of October 17, 1975 to Ronald W. Liner and Martha R. Liner.



312 Longstreet Drive, Greer, South Carolina 29651
(Street) (City)

(herein "Property Address");

(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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